

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
Held at 5:00 PM Thursday, September 11, 2014
437 SW 4th Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444

Board Members	Attendance	Cumulative Attendance 6/12 through 5/14	
		Present	Absent
James Camp III, Chair	P	3	0
Maria Freeman, Vice Chair	A	1	2
Dr. Nicholas Tranakas	A	1	2
Shirley Carson	P	3	0
Robert W. Kelley	P	1	2

At this time, there are 5 appointed members to the Board, which means 3 would constitute a quorum. There were 3 members present.

Staff:

Mike Tadros, CFO

Guest:

None

Roll Call/Determination of Quorum

Mr. Camp called the meeting to order at 5:15 P.M. Roll was called and it was noted that a quorum was present.

Approval of Agenda

Motion was made by Ms. Carson and seconded by Mr. Kelley. Motion voted on and passed unanimously to approve the September 11, 2014 meeting agenda.

Approval of Minutes – August 14, 2014

Motion was made by Ms. Carson and seconded by Mr. Kelley. Motion voted on and passed unanimously to approve the August 14, 2014 meeting minutes.

SECRETARY'S REPORT

1. Presentation of Financial Reports for Period Ending June 30, 2014

Attachment 1 was a copy of the financial reports for period ending June 30, 2014, for the following programs:

- Public Housing
- Section 8 - Housing Choice Voucher
- Affordable Housing
- Central Office

The E.D. and Mike Tadros, CFO, reviewed each program with the Board.

2. Reorganization - Discussion on Organizational Structure of Housing Enterprises of Fort Lauderdale Florida, Inc. & the Related Entities

This item was discussed at the February 13, 2014 Board meeting and deferred to a future meeting. The following resolutions were presented for review and approval:

Resolution 14-07 (Attachment 2)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE ADMITTING THE HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE AS MEMBER OF NON-PROFIT, ELECTING DIRECTORS OF NON-PROFIT, AUTHORIZING AND APPROVING OF THE CREATION OF A RESIDENTIAL PROPERTY OWNER ENTITY AND A GUARANTOR ENTITY, AUTHORIZING AND APPROVING A TRANSFER OF PROPERTY FROM NON-PROFIT TO RESIDENTIAL PROPERTY OWNER ENTITY, AND AUTHORIZING AND APPROVING THE LIQUIDATION AND DISSOLUTION OF CERTAIN ENTITIES.

The E.D. updated the Board, reviewed the organizational structure of the entities and their functions and presented Resolution 14-07 for discussion and approval. Mr. Kelley moved the approval of Resolution 14-07; Ms. Carson seconded. All voted in the affirmative.

Resolution 14-08 (Attachment 3)

RESOLUTIONS OF THE HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE, SOLE MEMBER OF HOUSING ENTERPRISES OF FORT LAUDERDALE, FLORIDA, INC.

- Appointing New Directors
- Approving Prior Lawful Actions

The E.D. presented Resolution 14-08 for discussion and approval. Mr. Kelley moved the approval of Resolution 14-08; Ms. Carson seconded. All voted in the affirmative.

Resolutions for the following entities were also presented for further discussion and approval:

Resolution 14-09 - HEF Guarantor, LLC (Attachment 4)

Formed as the guarantor entity as we assume control of the tax credit properties from Carlisle Development.

The E.D. presented Resolution 14-09 for discussion and approval. Ms. Carson moved the approval of Resolution 14-09; Mr. Kelley seconded. All voted in the affirmative.

Resolution 14-10 - 732 NW, LLC (Attachment 5)

Formed to hold a polluted piece of property until the City determines how they want to remediate it.

The E.D. presented Resolution 14-10 for discussion and approval. Mr. Kelley moved the approval of Resolution 14-10; Ms. Carson seconded. All voted in the affirmative.

The E.D. requested a motion to adjourn this portion of the meeting to discuss the Northwest Properties GP, Inc.; Dr. Kennedy Homes GP, Inc. and Dixie Court GP, Inc. items.

Ms. Carson moved the motion to adjourn; Mr. Kelley seconded. All voted in the affirmative.

The Secretary called for the adjournment of the Northwest Properties GP, Inc.; Dr. Kennedy Homes GP, Inc. and Dixie Court GP, Inc. meetings and to reconvene the HACFL meeting.

Ms. Carson moved the motion to adjourn; Mr. Kelley seconded. All voted in the affirmative.

3. Redevelopment Update

The E. D. updated the Board on the Agency's reorganization plans and redevelopment projects:

- Long term – Funding guarantor entity (HEF Guarantor) to support the deals when H/A assume management of Dixie Court Apartments & NWG III.
- Sailboat Bend Apartments target deadline date – end of December to mid-January.
- Working on the Northwest Gardens V project – a combination of 100 new units at the 700 apartments in the Northwest Gardens neighborhood and some surrounding properties; along with 100 units at the Sunnyreach Acres Apartments - high-rise building. Construction estimated to start by the middle of summer 2015.
- Continuing to try for a regular tax credit deal for Suncrest Court (66 units) and the 29 townhomes at Sunnyreach Acres.

4. PHA Annual Plan (2015) and Five-year Comprehensive Plan for 2015-2019

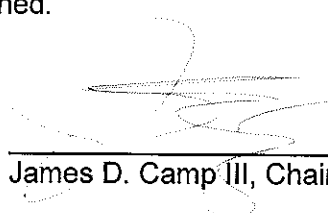
The 2015 Annual Agency Plan and Five-year Comprehensive Plan for 2015-2019 was completed and copies placed in site offices for review. A public meeting, as required, has been scheduled for 6:00 PM, Thursday, October 9, 2014, at the Sunnyreach Acres Community room at 100 SW 18th Avenue, Fort Lauderdale.

Copies of the plan were available for the Commissioners at the September Board meeting and the Agency Plan will be presented for discussion and approval at the October 9, 2014 Board meeting. The Commissioners will be required to attend the public meeting immediately following the Board meeting.

New Business


Adjournment

There being no further discussion, the meeting was adjourned.



James D. Camp III, Chair

ATTEST:



Tam A. English
Executive Director/CEO/Secretary